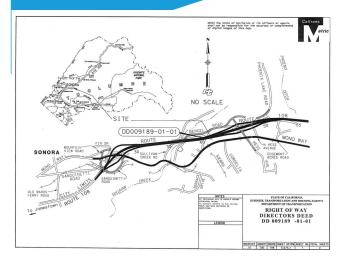
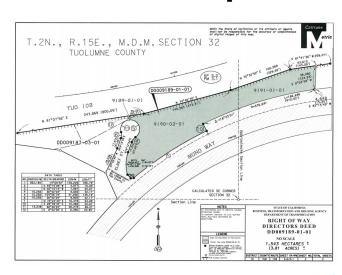
PROPERTY LOCATION DD 9189-01-01 Area Map



Parcel Map



This sale of property is exempt from CEQA. The environmental determination by the State of California Department of Transportation for the sale of this property does not mean that the buyer may not have to obtain subsequent environmental clearance or prepare an environmental document as required by any local agency. Buyer should be aware that if buyer seeks some form of approval or permit for development subsequent to buyer's purchase of this excess property, the local agency might require an environmental document, and/or environmental analysis before giving its approval or permit.

The sale of this property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The Department of Transportation does not assume any liability for possible encumbrances on this property. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

The real property which is the subject of this sale is zoned C-O and C-1.

Real Estate Taxes: This property is not assessed for taxes wile vested in the State. However, it will be assessed upon transfer to private ownership.

REGISTRATION: Check identification required at registration. All potential bidders must show certified funds of \$1,000 in order to register for the auction. The cashier's check or money order is made out to: *California Department of Transportation*. (We do not accept cash or personal checks.)

BID REGISTRATION DEPOSIT: Only the successful bidder will provide a deposit of \$1,000, who then has **five** (5) calendar days from the date of auction to make due the balance of the purchase deposit of 5% of the sales price.

District 10 Excess Land Sales
Department of Transportation
(209) 948-3892

www.dot.ca.gov/property

CALIFORNIA DEPARTMENT OF TRANSPORTATION

PUBLIC AUCTION



Commercial Property 3.81 Acres



Caltrans Mission: Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability.

Caltrans Vision: A performance-driven, transparent, and accountable organization that values its people, resources and partners, and meets new challenges through leadership, innovation, and teamwork.

www.dot.ca.gov/property

OPEN AUCTION AUCTION INFORMATION

MINIMUM BID

\$360,000

AUCTION DATE & LOCATION

January 16, 2018 Sonora Opera Hall 250 S. Washington St. Sonora, CA.

TIME

Registration: 12:30 PM
Auction: 1:30 PM
(Identification required to enter)

REGISTRATION DEPOSIT

\$1,000 Cashier's Check (See explanation on other side)

FOR QUESTIONS PLEASE CONTACT

Nancy Quesada Right of Way Agent

District 10 Excess Land Sales (209) 948-3892

PROPERTY DETAILS

TYPE

Commercial Property 13864 Mono Way Sonora, CA 3.81 Acres

ZONING

C-O (West side) and C-1:PD (East side) Neighborhood & General Commercial

It is recommended that potential buyers consult with Tuolumne County Planning Department to verify potential uses.

UTILITIES

Prospective buyers are advised to check with Tuolumne Utility District and Pacific Gas and Electric to verify the availability of all utility services.

OCCUPANTS

Two tenants: sign shop and recycling facility, both on month-to-month rents.

Sold in "As-Is" Condition

For more information, go to: www.dot.ca.gov/property

PHOTOS



Sign Shop

Recycling Facility



